Not For Legal Use

Form 1NOUT 8-84-3M —Bargain and Sale Deed with Covenant against Grantor's Act—Ind. or Corp.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

10087 PG541

45651

THIS INDENTURE, made the 23rd day of December nineteen hundred and Eighty-Two

BETWEEN

Betty Jobst, now known as Betty Bauer residing at 1821 62nd Place South, St. Petersburg, Florida 33712

RECEIVED
$ 115.50
REAL ESTATE
JUL 29 1986
TRANSFER TAX
SUFFOLK
COUNTY

45651

party of the first part, and

Glenn Seifert and Barbara M. Seifert, his wife both residing at No. 1 Arbutus Road Southampton, New York 11968

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other good and valuable consideration

dollars,

lawful money of the United States,

paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land,

situate,

lying and being at Noyack, in the Town of Southampton, County of Suffolk and State of New York known and designated as follows;

NYSTT
$115.50

DIST.
0900

SECT.
013.00

Block
01.00

Lots
072.002
072.005
&
P/0072.007

7-29-86

1173

Parcel ONE

Lot No. One on the "Subdivision Map of Laurel Woods" filed in the office of the Clerk of the County of Suffolk on August 9, 1982 as Map No. 7104.

PARCEL TWO

Lot No. Four on the "Subdivision Map of Laurel Woods" filed in the office of the Clerk of the County of Suffolk on ugust 9, 1982 as Map no. 7104.

PARCEL THREE

Beginning at a point which is distant the following two courses and distances from the Westerly end of a curve having a radius of 12.75' and a length of 21.26' at the corner formed by the intersection of the Westerly side of Millstone Road with the Southerly side of Noyac Road;

1- South 82 degrees 01' 20" West 277.29 feet along the Southerly side of Noyack Road,
2- North 87 degrees 25' 10" West 214.54 feet along the Southerly side of Noyack Road to the true point or place of Beginning.

Thence along the southerly side of Noyack Road North 87 degrees 25' 10" West 170 Feet to land N/F of Andrew G. Oliphant, thence along said land of Oliphant south 2 degrees 34'50" West 435.00 feet, thence south 2 degrees 34' 50" West 120.74 feet along other lands of the Grantor to be conveyed to the Community Bible Church INC.. thence along land of Carl Lella, north 84 degrees 07' 20" East 29.63 feet, thence along other lands of the Grantor, the following two courses and distances;

1- North 75 degrees 14' 53" East 147.38 feet and
2- North 2 degrees 34' 50" East 507.48 feet* beginning and comprising an area within said bounds of 90,709 Sq. Ft.

* TO THE TRUE POINT OR PLACE OF

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TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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Betty Bauer, the Grantor herein was formerly known as Betty Jobst and is the same person as the Grantee in Deed dated May 20, 1948, recorded with the Suffolk County Clerk at Liber 2830 page 547.

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AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Barbara A. Seifert

Betty Bauer

Betty Jobst now known as Betty Bauer

FILED

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STATE OF NEW YORK, COUNTY OF SUFFOLK ss:

On the 23 day of December 19 82, before me personally came

Betty Jobst now known as Betty Bauer

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that she executed the same.

JOSEPH P. GAZZA
NOTARY PUBLIC, State of New York
No. 52-6475350, Suffolk County
Term Expires March 30, 1983

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

Betty Jobst Bauer

TO

Glenn Seifert & Barbara M. Seifert ux.

SECTION
BLOCK
LOT
TOWN of Southampton

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
american title insurance company
northeast region

A Member of The Continental Insurance Companies

Recorded At Request of

RETURN BY MAIL TO:

Dr. and Mrs. Glenn Seifert
No. # Arbutus Road
Southampton, New York
11968

Zip No.

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

2035

Recorded
Jul 29 11 29 AM '86
JULIETTE A. KINSELLA
CLERK OF
SUFFOLK COUNTY

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10087 M544

JULIUS BLUMBERG, INC.,
PUBLISHER, NYC 10013

Notice: The powers granted by this document are broad and sweeping. They are defined in New York General Obligations Law, Article 5, Title 15, sections 5-1502A through 5-1503, which expressly permits the use of any other or different form of power of attorney desired by the parties concerned.

Know All Men by These Presents, *which are intended to constitute a GENERAL POWER OF ATTORNEY pursuant to Article 5, Title 15 of the New York General Obligations Law:*

That I Herbert J. Dollhausen - 91 Derby Avenue
(insert name and address of the principal) Greenlawn, NY 11740

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do hereby appoint Mary Dollhausen
(insert name and address of the agent, or each agent, if more than one is designated)

91 Derby Avenue
Greenlawn, NY 11740

my attorney(s)-in-fact TO ACT

(a) If more than one agent is designated and the principal wishes each agent alone to be able to exercise the power conferred, insert in this blank the word "severally". Failure to make any insertion or the insertion of the word "jointly" will require the agents to act jointly.

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In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters as each of them is defined in Title 15 of Article 5 of the New York General Obligations Law to the extent that I am permitted by law to act through an agent:

[Strike out and initial in the opposite box any one or more of the subdivisions as to which the principal does NOT desire to give the agent authority. Such elimination of any one or more of subdivisions (A) to (L), inclusive, shall automatically constitute an elimination also of subdivision (M).]

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To strike out any subdivision, the principal must draw a line through the text of that subdivision AND write his initials in the box opposite.

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(A) real estate transactions; [ ]
(B) chattel and goods transactions; [ ]
(C) bond, share and commodity transactions; [ ]
(D) banking transactions; [ ]
(E) business operating transactions; [ ]
(F) insurance transactions; [ ]
(G) estate transactions; [ ]
(H) claims and litigation; [ ]
(I) personal relationships and affairs; [ ]
(J) benefits from military service; [ ]
(K) records, reports and statements; [ ]
(L) full and unqualified authority to my attorney(s)-in-fact to delegate any or all of the foregoing powers to any person or persons whom my attorney(s)-in-fact shall select; [ ]
(M) all other matters; [ ]

[Special provisions and limitations may be included in the statutory short form power of attorney only if they conform to the requirements of section 5-1503 of the New York General Obligations Law.]

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This power of attorney shall not be affected by the subsequent disability or incompetence of the principal.

To induce any third party to act hereunder, I hereby agree that any third party receiving a duly executed copy or facsimile of this instrument may act hereunder, and that revocation or termination hereof shall be ineffective as to such third party unless and until actual notice or knowledge of such revocation shall have been received by such third party, and I for myself and for my heirs, executors, legal representatives and assigns, hereby agree to indemnify and hold harmless any such third party from and against any and all claims that may arise against such third party by reason of such third party having relied on the provisions of this instrument.

In Witness Whereof, *I have hereunto signed my name and affixed my seal this* 22 *day of* July, *19*86

Herbert J. Dallhausen (Seal)
(Signature of Principal)

STATE OF New York COUNTY OF Nassau ss.:

On the 22 day of July 1986 before me personally came Herbert J. Dallhausen to me known, and known to me to be the individual described in, and who executed the foregoing instrument, and he acknowledged to me that he executed the same.

Lawrence J. Sussman
Notary Public State of New York
No. [illegible]
Qualified in Nassau County
Term Expires March 30, 1987

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10087 P.348

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RECORDED

JUL 29 11 15 AM '86

JULIETTE A. KINSELLA
CLERK OF
SUFFOLK COUNTY

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533-5-1198

Helen Daelman

Mary Daelman

Power of Attorney

Statutory Short Form

Dated, July 22, 1986

Record & Return to
Mary Daelman
91 Duley Ave
Queenslawn, NJ 11740

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2036